

Department of Planning, Building and Code Enforcement

JOSEPH HORWEDEL, DIRECTOR

**PUBLIC NOTICE
INTENT TO ADOPT A NEGATIVE DECLARATION
CITY OF SAN JOSÉ, CALIFORNIA**

GP08-06-01. General Plan Amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 dwelling units per acre) to General Commercial on a 2.37-acre site, located at 1555 Parkmoor Avenue on the north side of Parkmoor Avenue approximately 1,070 feet west of Meridian Avenue (in rear of lot), to partially offset a future rezoning involving the conversion of employment lands to residential use on a 3.05 gross acre site. General Plan Amendment file no. GP08-01-01 approved in June 2008 is anticipated to offset the remaining acreage. (Chiechl Park West III/Hope Services Owner / Leslye Krutko, City of San Jose Housing Department, Applicant)
Council District: 6

California State Law requires the City of San José to conduct environmental review for all pending projects. Environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented. Based on an initial study, the Director of Planning, Building & Code Enforcement has concluded that the project described above will not have a significant effect on the environment. The project location **does not** contain a listed toxic site.


The purpose of this notice is to inform the public of the Director's intent to adopt a Negative Declaration for the proposed project on November 17, 2008, and to provide an opportunity for public comments on the draft Negative Declaration. The public review period for this draft Negative Declaration begins on October 28, 2008 and ends on November 17, 2008 at 5 p.m. Adoption of a Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Ordinance.

The draft Negative Declaration, initial study, and reference documents are available for review under the above file number from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San José Department of Planning, Building & Code Enforcement, City Hall, 200 East Santa Clara Street, San José CA 95113-1905. The documents are also available at the Dr. Martin Luther King, Jr. Main Library, 150 E. San Fernando St, San José, CA 95112, and online at <http://www.sanjoseca.gov/planning/eir/MND.asp>

For additional information, please call Rachel Roberts at (408) 535-7860 or Susan Walsh at (408) 535-7910.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Circulated on: October 28, 2008



Deputy

**DRAFT
NEGATIVE DECLARATION**

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

PROJECT NAME: Parkmoor

PROJECT FILE NUMBER: GP08-06-01

PROJECT DESCRIPTION: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 dwelling units per acre) to General Commercial on a 2.37-acre site to partially offset a future rezoning involving the conversion of employment lands to residential use on a 3.05 gross acre site. General Plan Amendment file no. GP08-01-01 approved in June 2008 is anticipated to offset the remaining acreage.

PROJECT LOCATION & ASSESSORS PARCEL NO.: North side of Parkmoor Avenue approximately 1,070 feet west of Meridian Avenue, in rear of lot (1555 Parkmoor Avenue);

APN: 277-22-020

COUNCIL DISTRICT: 6

APPLICANT CONTACT INFORMATION: Leslye Krutko, City of San Jose Housing Department, 200 East Santa Clara Street, T3, San Jose, CA 95113

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

- I. **AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.

- II. **AGRICULTURE RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- III. **AIR QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- IV. **BIOLOGICAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- V. **CULTURAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VI. **GEOLOGY AND SOILS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VII. **HAZARDS AND HAZARDOUS MATERIALS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VIII. **HYDROLOGY AND WATER QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- IX. **LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- X. **MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XI. **NOISE** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XII. **POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIII. **PUBLIC SERVICES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIV. **RECREATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XV. **TRANSPORTATION / TRAFFIC** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XVI. **UTILITIES AND SERVICE SYSTEMS** – The project will not have a significant impact on this resource, therefore no mitigation is required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE – The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings; therefore no additional mitigation is required.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on November 17, 2008 any person may:

1. Review the Draft Negative Declaration (ND) as an informational document only; or
2. Submit written comments regarding the information, analysis, and mitigation measures in the Draft ND. Before the ND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft ND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final ND.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Circulated on: October 28, 2008

SB Walsh
Deputy

Adopted on: _____

Deputy

Revised 10/19/07 JAC